

Highland Park Open Space Analysis: Ford Site Suitability Study



Prepared by City of Saint Paul Parks and Recreation

OUTLINE

- Background
 - Citywide Facilities
 - System Strengths and Needs
 - Highland Park Strengths and Needs
- Recommendations
- Scenario Analysis
- Funding Possibilities

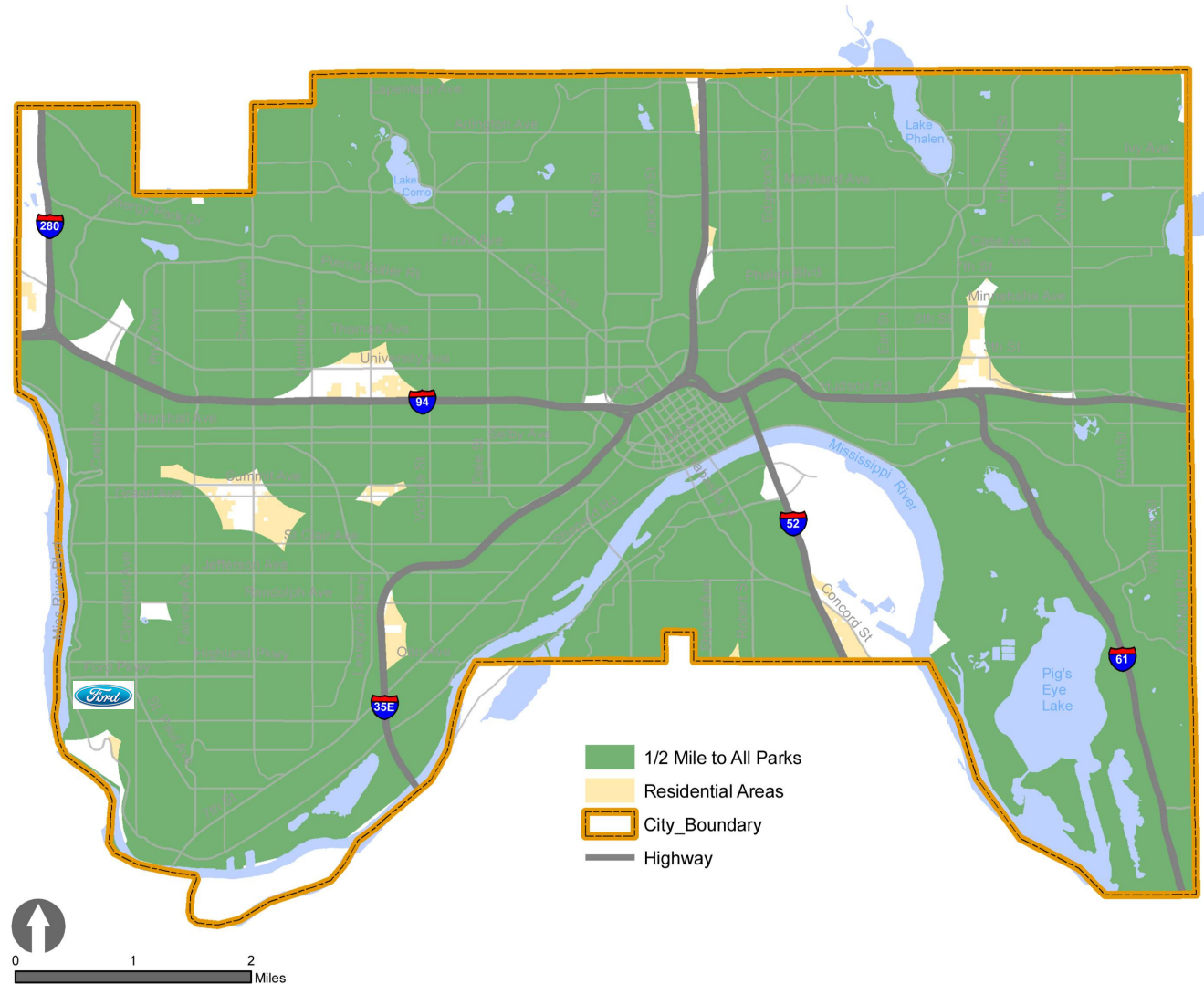


PARKS AND RECREATION TODAY



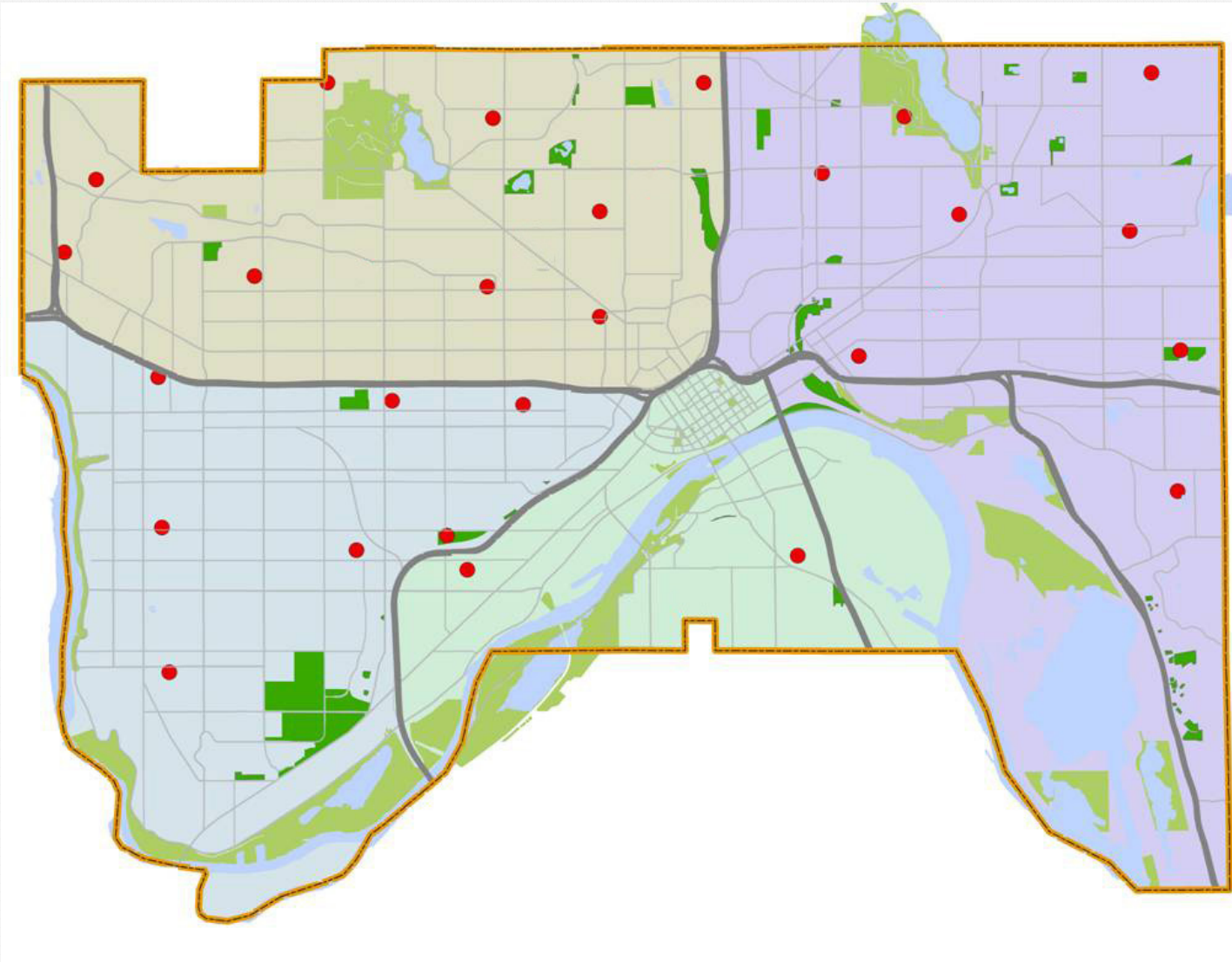
SYSTEM STRENGTHS

- Excellent park coverage
- Wide range of facilities and types



SYSTEM STRENGTHS

- large numbers of recreation centers



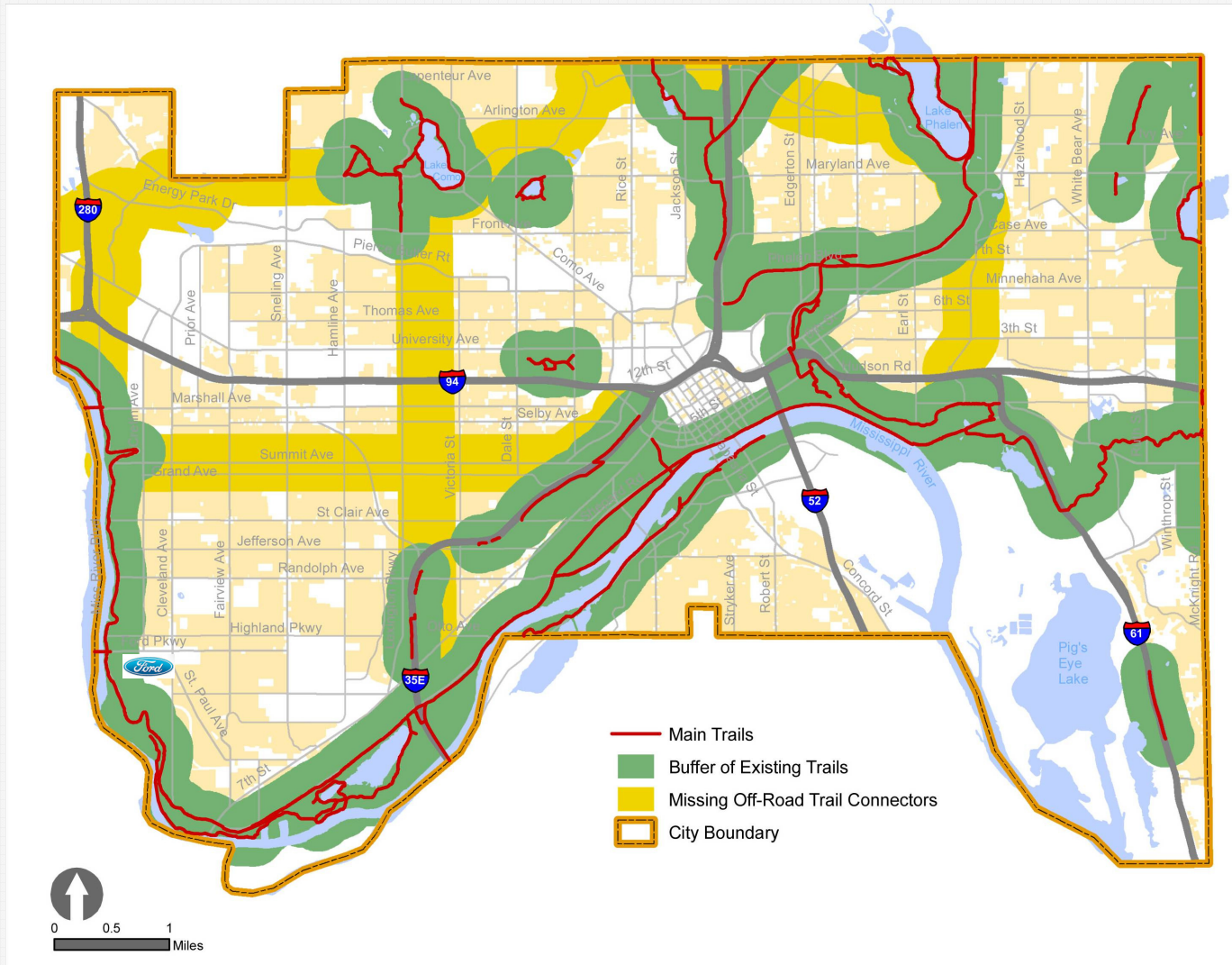
SYSTEM STRENGTHS

- many cultural and recreational events



SYSTEM NEEDS

-enhanced connectivity and linear recreation



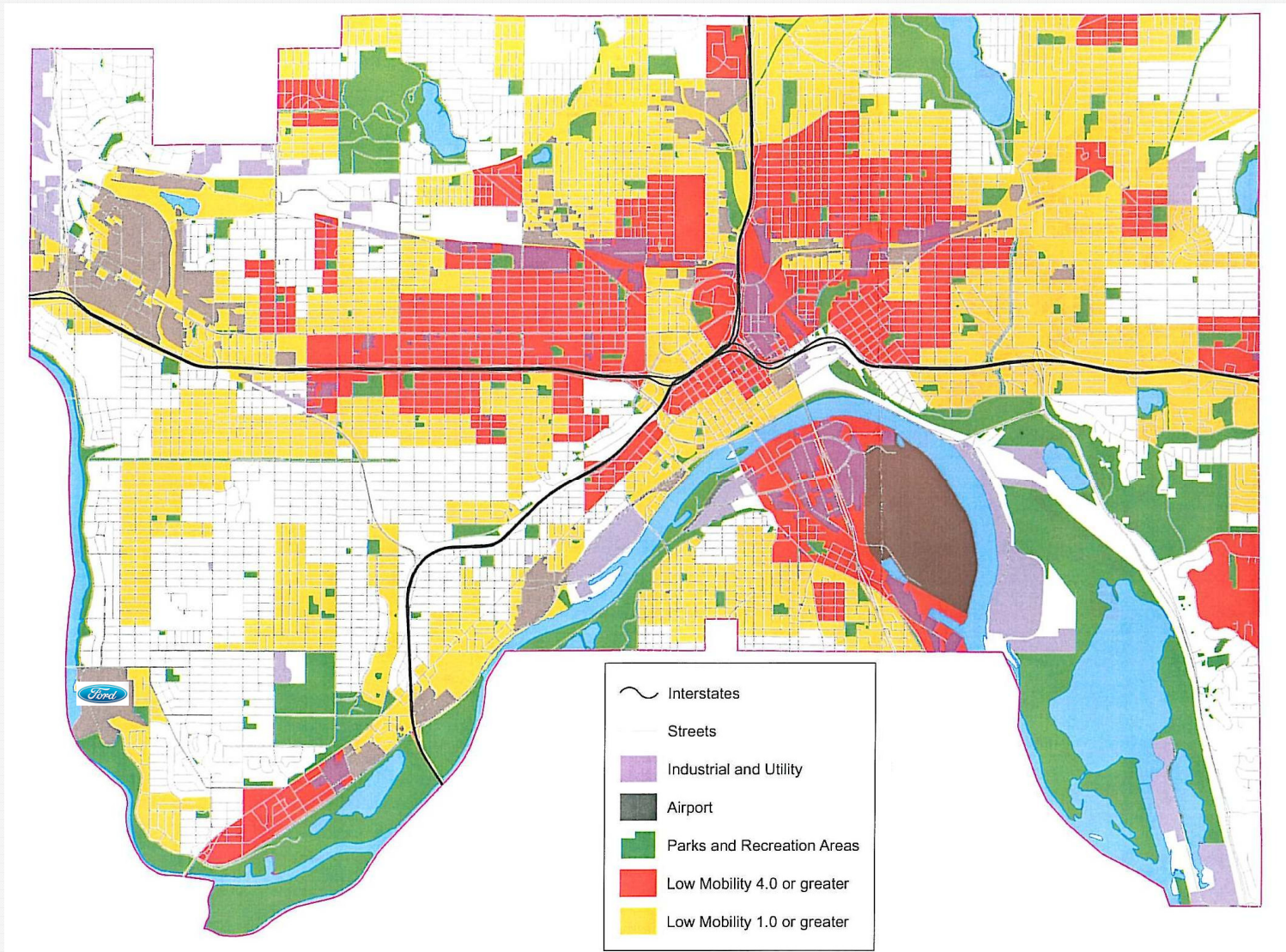
SYSTEM NEEDS

- revitalization



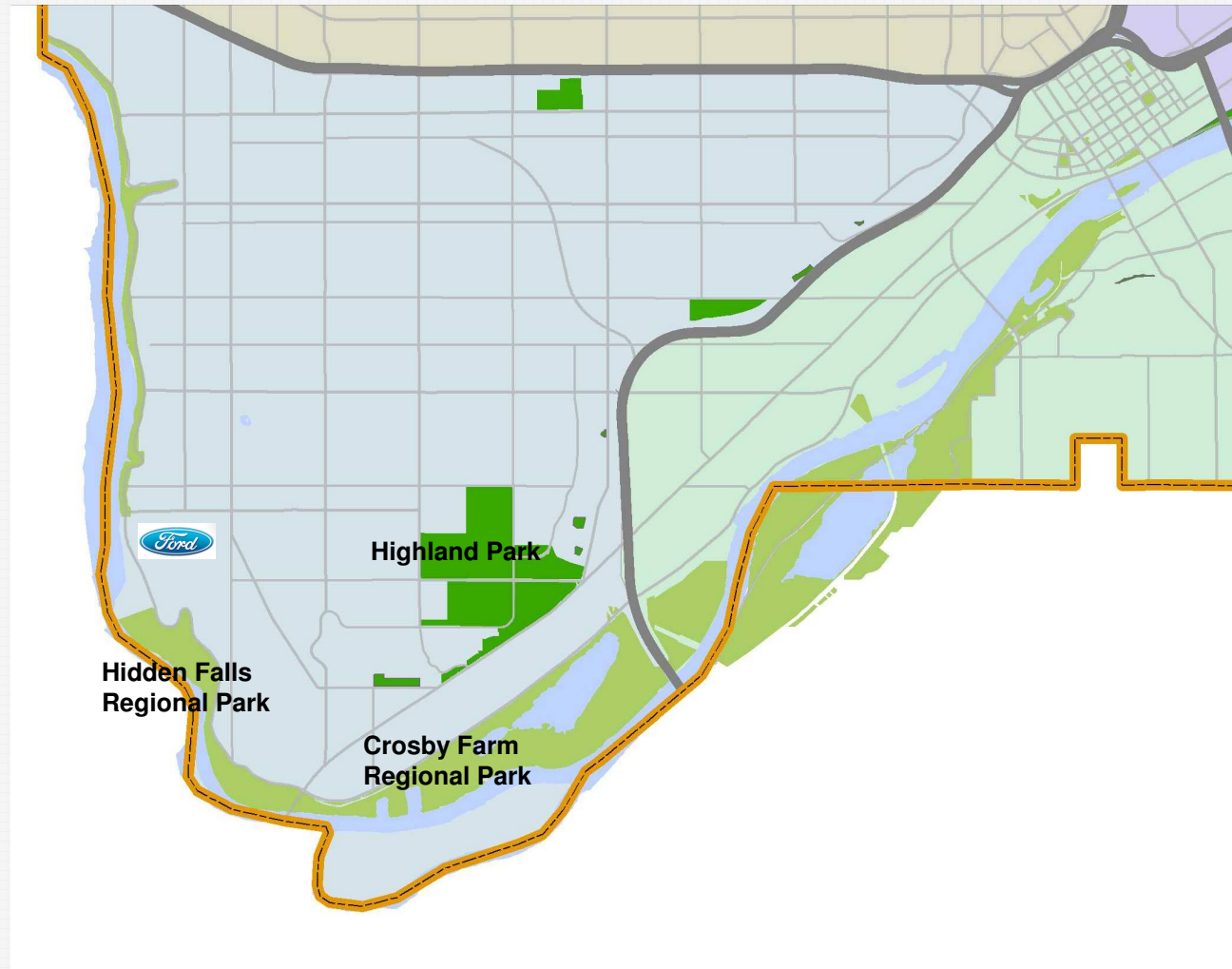
ACCESS TO PARKS

The majority of residents in Highland Park are of high mobility. The areas closer to the Ford Plant and along West 7th (in red) have lower mobility which increases the need for closer proximity to parks within these areas.



HIGHLAND STRENGTHS

- Regional and Community Parks

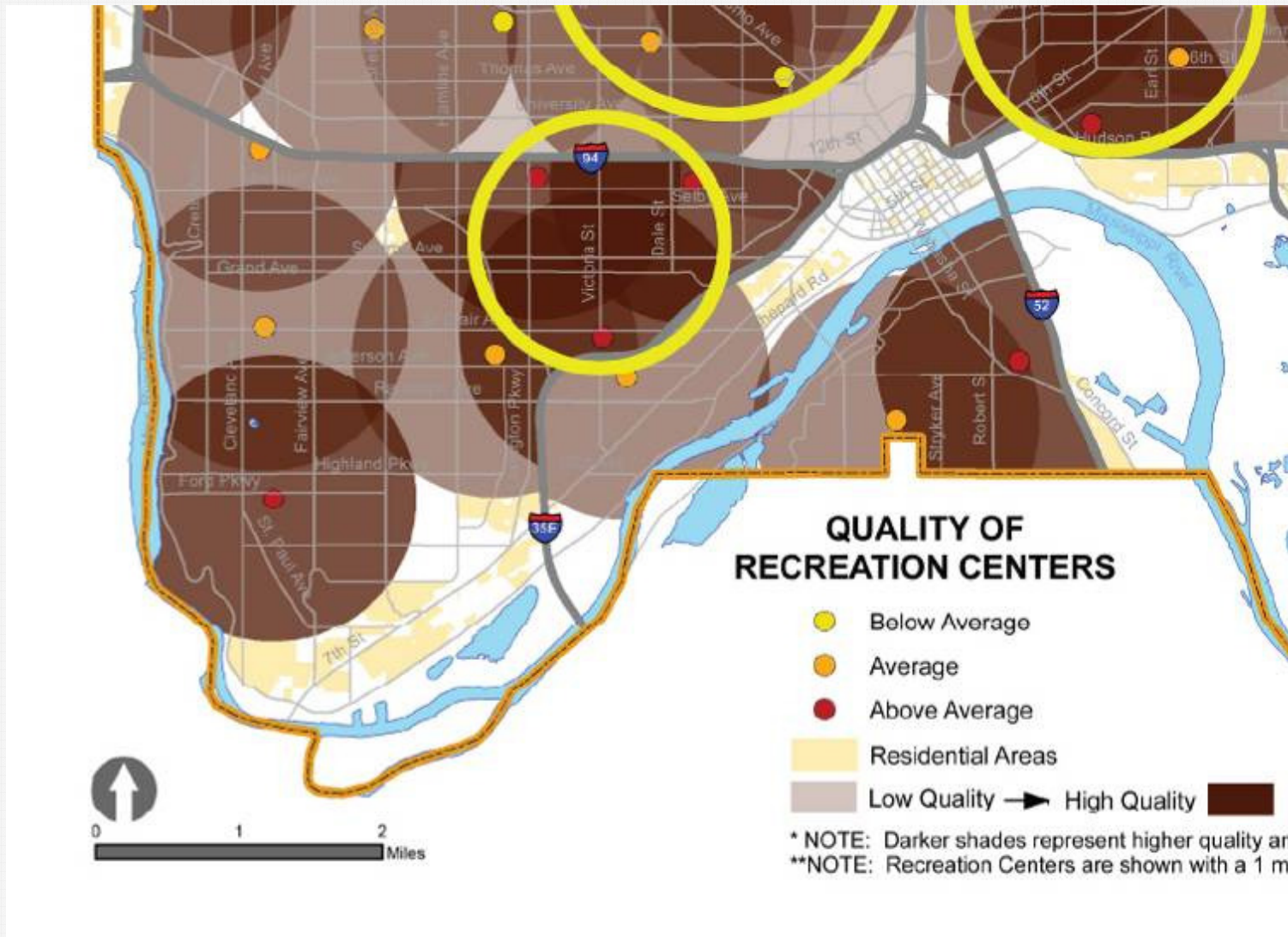


Map Generated via Parks and Recreation Information System

*Does not reflect quality of facilities.

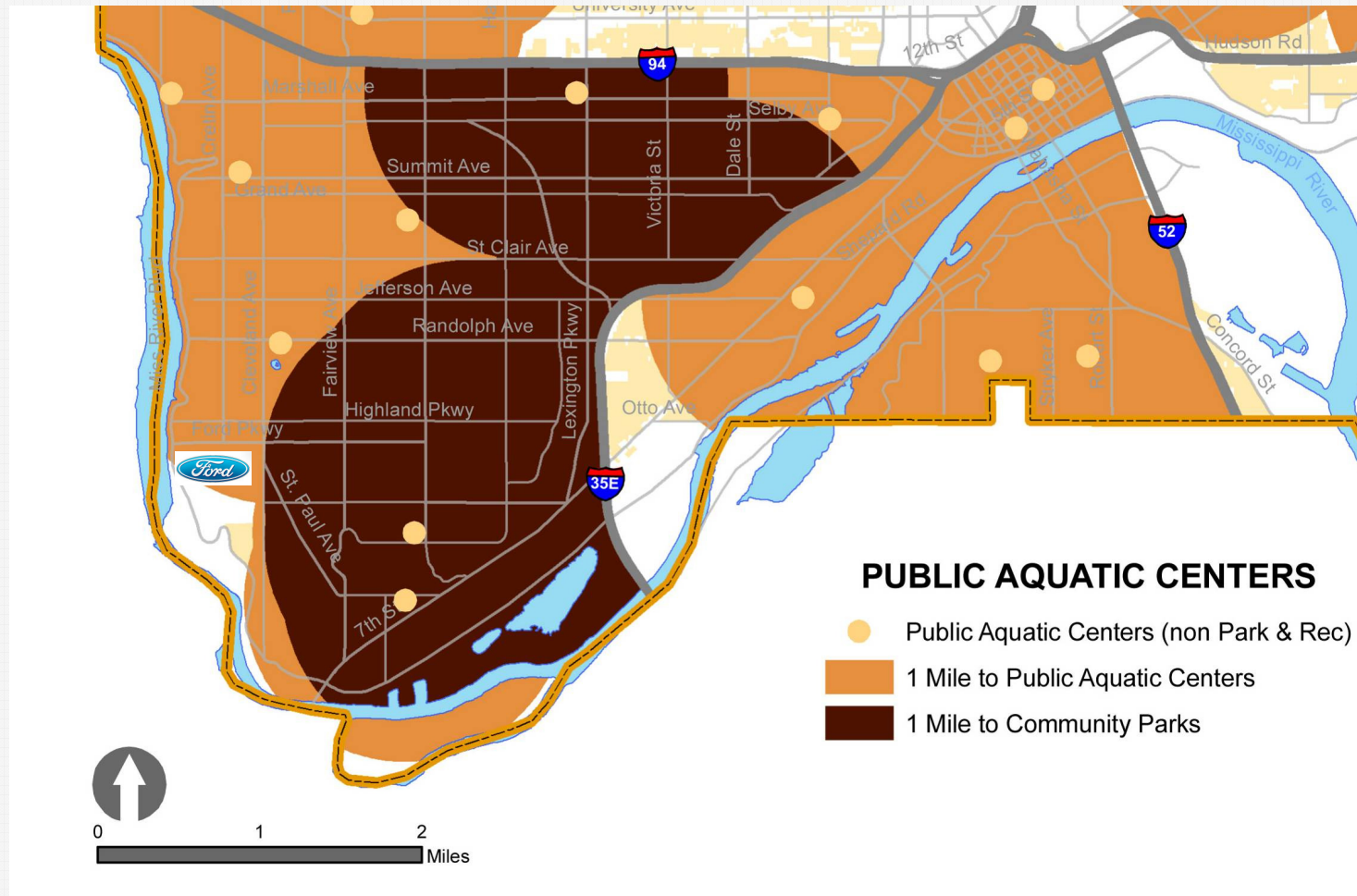
HIGHLAND STRENGTHS

- Hillcrest Recreation Center



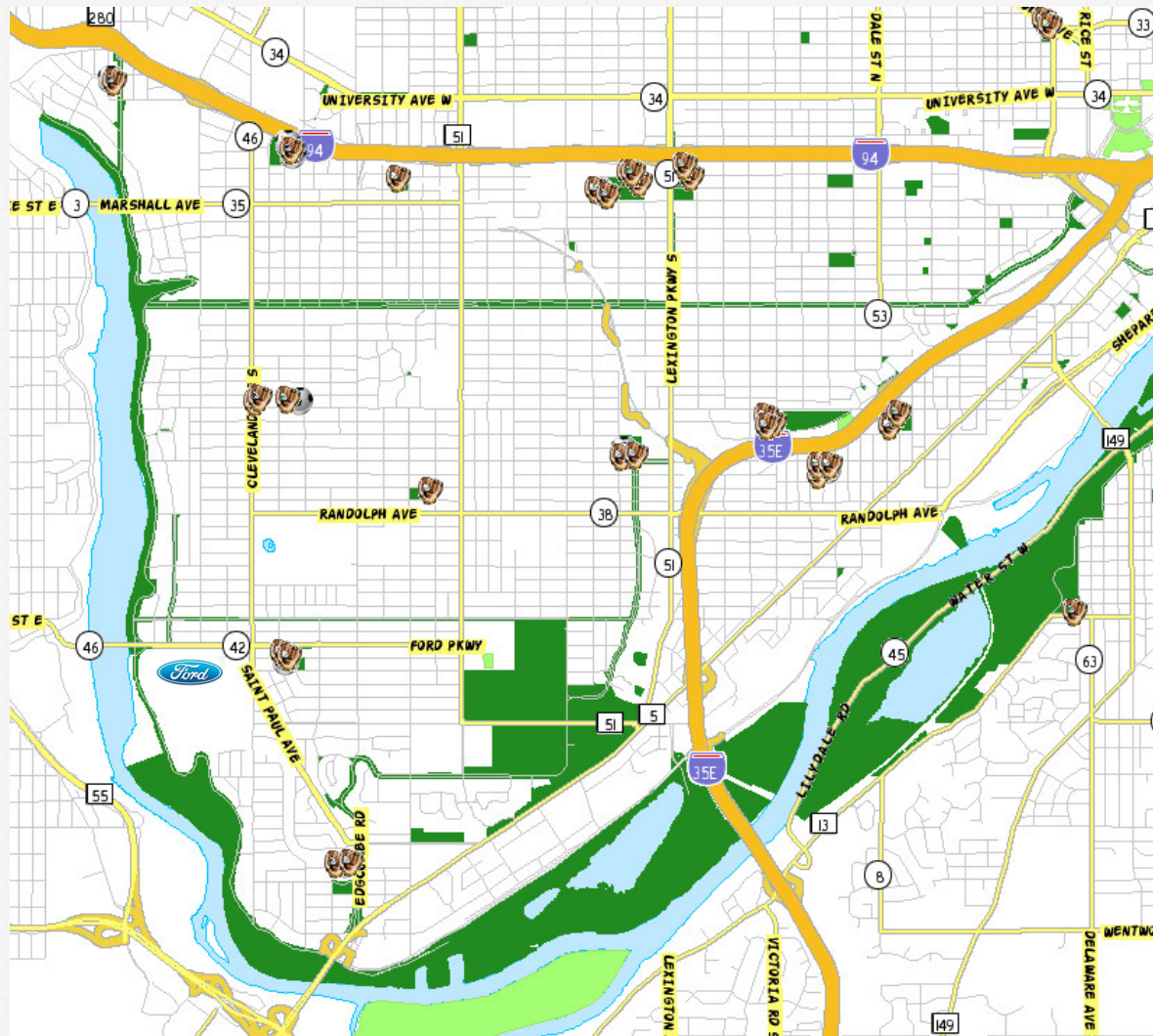
HIGHLAND STRENGTHS

- Aquatic facilities



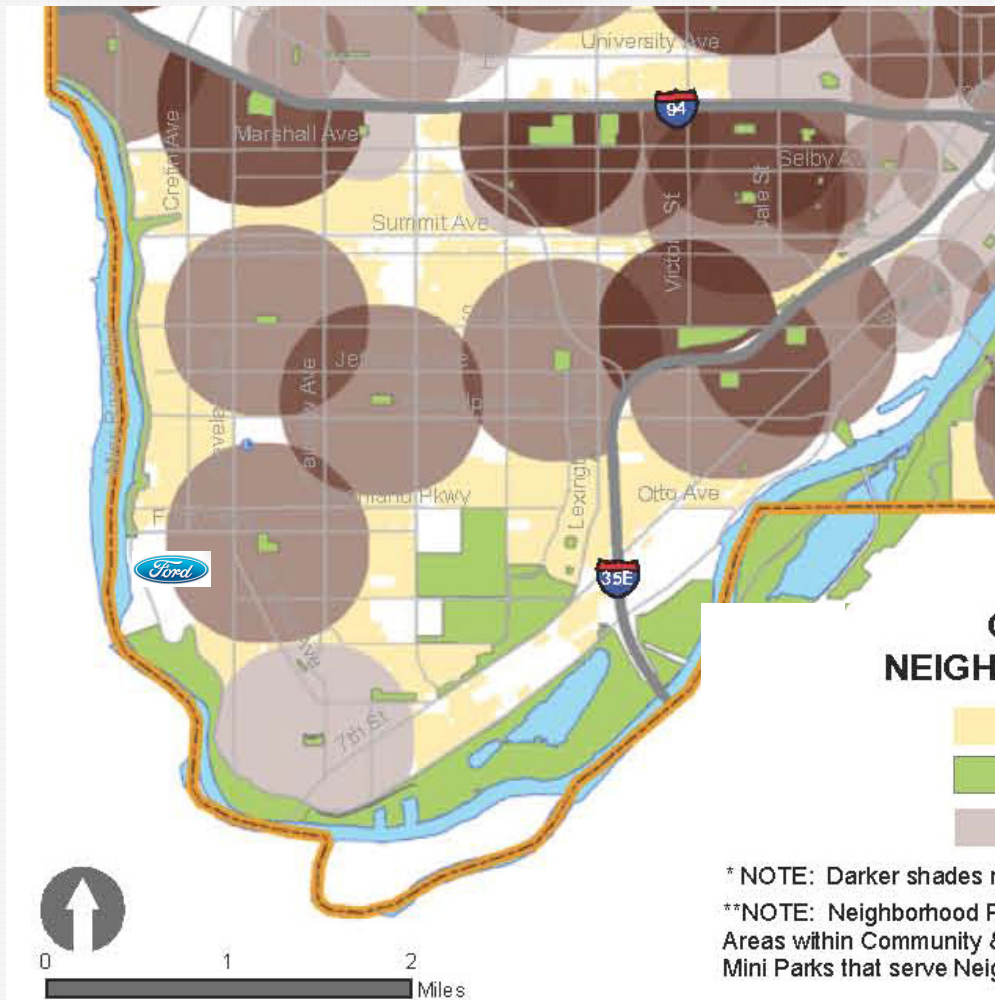
HIGHLAND NEEDS

- Multi field sport facilities



HIGHLAND NEEDS

- High quality neighborhood parks



QUALITY OF NEIGHBORHOOD PARKS

Residential Areas

Parks

Low Quality → High Quality

* NOTE: Darker shades represent higher quality and overlapping service areas

**NOTE: Neighborhood Parks were buffered 1/2 Mile

Areas within Community & Regional Parks that serve Neighborhood Park needs were buffered 1/2 mile

Mini Parks that serve Neighborhood Park needs were buffered 1/4 mile

GREAT RIVER PARK MASTER PLAN



OUR VISION

The City's Vision is to be the Most Livable City in America.

Parks and recreation play a key role in livability and can help ensure a bright future for the City, our region, and the State. If we are to create a City and environment for our children that is even greater than the one we love today, wise investing in our future is not a luxury, but an imperative.

OUR GOALS

Helping make Saint Paul the most Livable City in America by facilitating the creation of ...



Active Lifestyles



Vibrant Places



A Vital Environment

through parks and recreation that...



Responds Creatively to Change



Innovates with Every Decision



Connects the Entire City

RESPOND CREATIVELY TO CHANGE

Highland Park is currently underserved by active recreation facilities including:



Neighborhood Parks (2-15 Acres)

Provides for recreation close to home. Developed primarily for active recreation such as field games, court games, play equipment, and skating.

Example: Mattocks Park = 4 Acres

Active Lifestyle Center

Provides a wide range of indoor recreation and community opportunities such as gyms, fitness, walking/running, meeting rooms, etc. Likely to include other shared uses where feasible.

Located at hubs of community activity.



Sports Complexes (10-12 Acres)

Adult size ball fields in groups of 4

Soccer fields (2-3)

Example: McMurray soccer fields = 17 acres

Buffer from residential area due to high use, noise and lighting

Adventure Sport Facility (2-5 Acres)

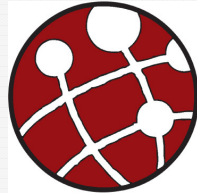
BMX or Skatepark

Buffer from residential area



Off-Leash Dog Area (2-5 Acres)

DESIGN RECOMMENDATIONS

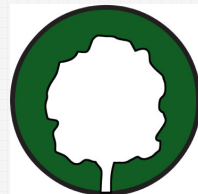


Provide connections to the river

- all scenarios should create a connection to Hidden Falls Regional Park



Promote active lifestyles



Exemplify environmental leadership

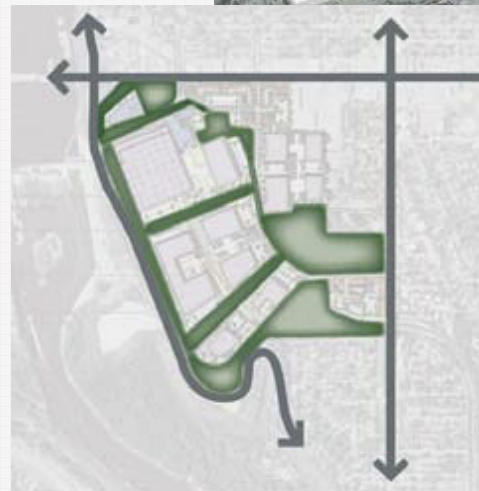
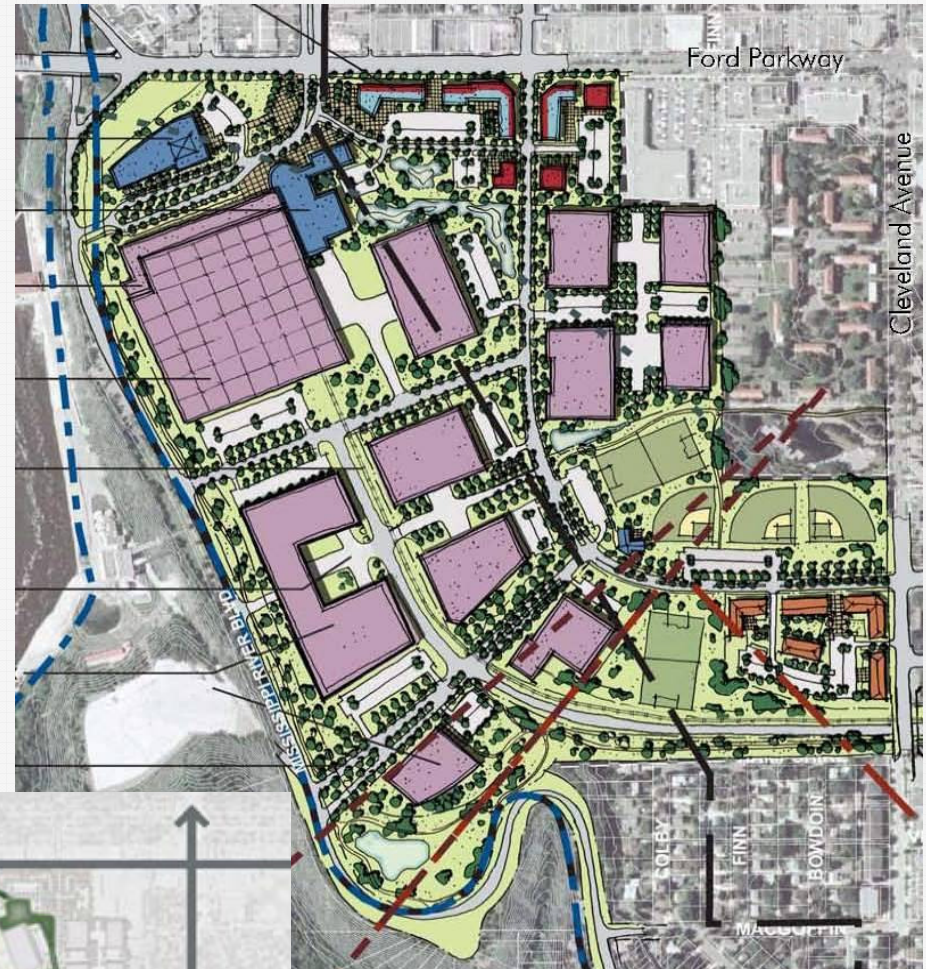
Scenario 1: AUAR Baseline

10 acres active open space
21 acres passive open space
168 low density multi-family units = 302 population increase*

Due to predominate industrial use, this scenario is suitable for the following active recreation:

- **Sports Complex**
 - Active open space would need to be consolidated into contiguous parcel
- **Adventure Sport Facility**
- **Off-leash Dog Park**

*Population increase in each scenario calculated using ULI formula Single Family = 2.8 people, Multi-Family Units = 1.8 people.



Scenario 2: Mixed used- Light Industrial/Flex Tech

10 acres active open space
22 acres passive open space
87 single family + 537 multi-family residential units =
1201 population increase

With the mix of housing and industrial/office, this scenario is suitable for the following:

- Neighborhood Park
- Sports Complex
- Active Lifestyle Center
- Off leash dog park

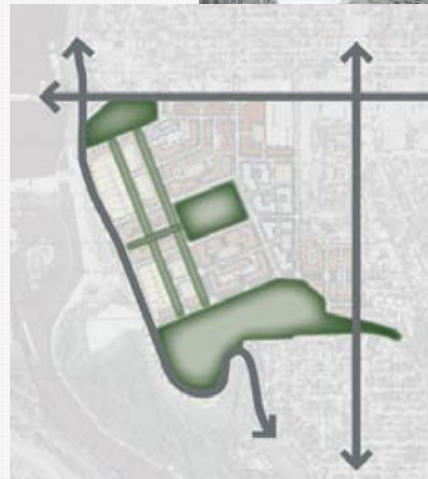


Scenario 3: Mixed used- Office Institutional

14.4 acres active open space
30.2 acres passive open space
44 single family + 1201 multi-family residential
units = 2,285 population increase

With the mix of housing and office,
this scenario is suitable for the
following:

- Neighborhood Park
- Multi-field sport complex
- Active Lifestyle Center

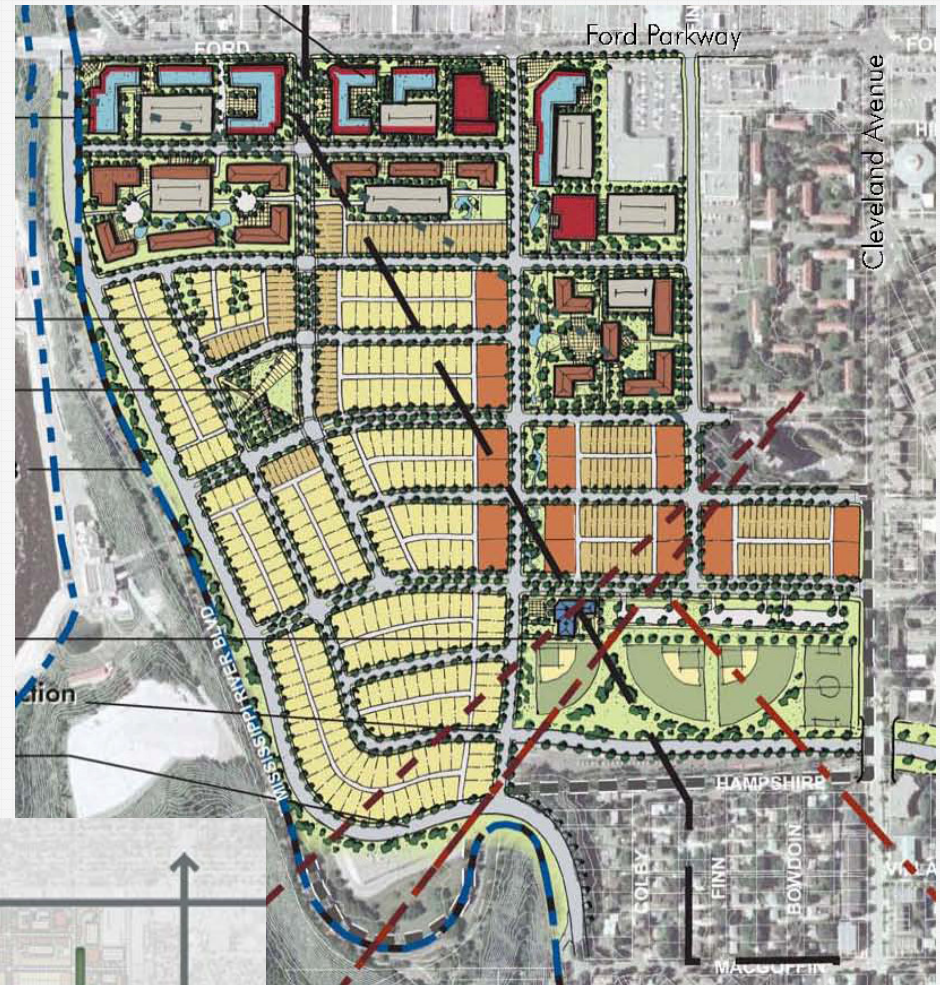


Scenario 4: Mixed used- Urban Village

15 acres active open space
11 acres passive open space
242 single family + 686 multi-family residential units =
1,913 population increase

With the mix of housing and office,
this scenario is suitable for the
following:

- Neighborhood Park
- Multi-field sport complex
- Active Lifestyle Center



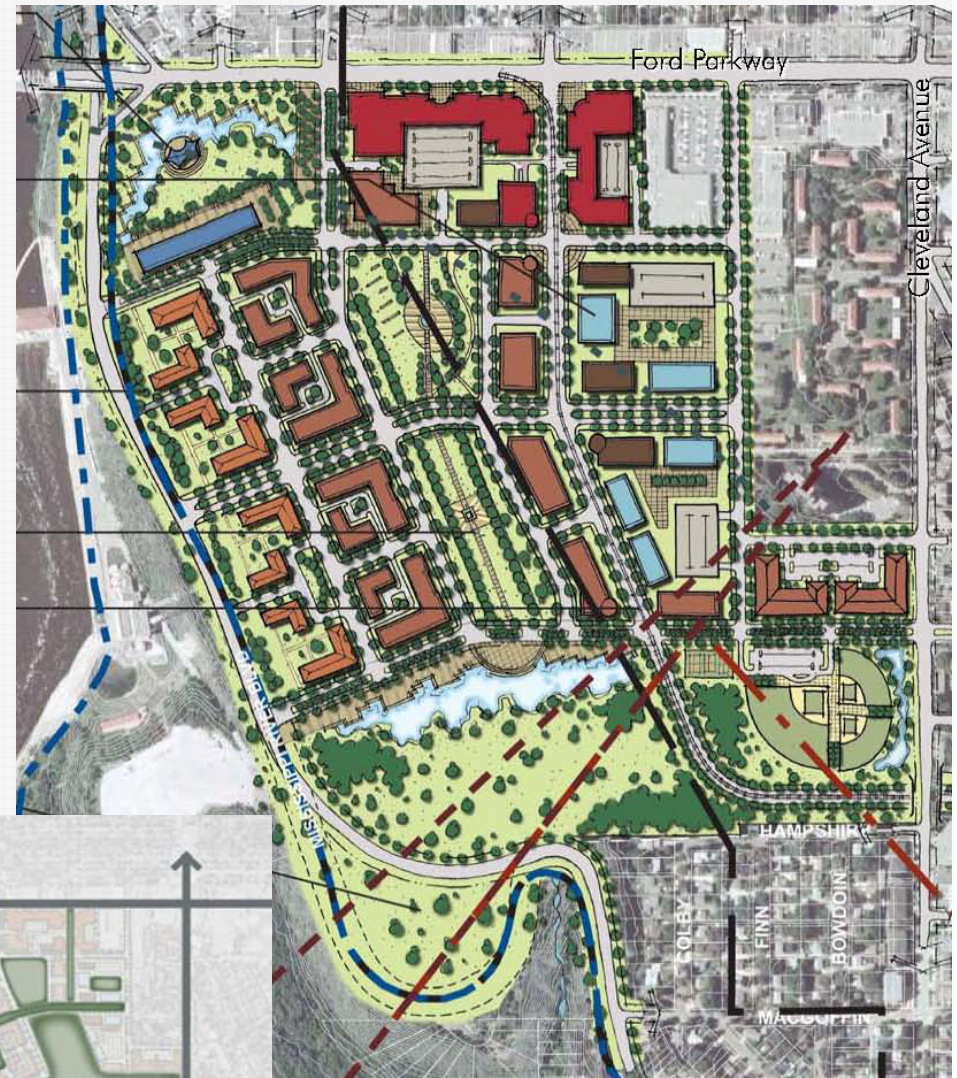
Scenario 5: Mixed used-Density Urban Transit Village

13.4 acres active open space
52.8 acres passive open space
1,350 multi-family residential units = 2,430 population increase

With the mix of housing and office, this scenario is suitable for the following:

- Neighborhood Park
- Multi-field sport complex
- Active Lifestyle Center
- Off leash dog park

Smaller “common areas” more suitable to be controlled by a Home Owners Association.



FUNDING SOURCES



- Federal
 - EPA
 - Brownfield Cleanup
 - Livable Communities
 - Transit oriented
 - TEA-21: transportation related
 - Trails



- State
 - DNR
 - Local Trail Connections
 - Regional Trail Legacy Funds (expand MRB and create connections)
 - Park Legacy Funds (if a portion were to be annexed to Hidden Falls Regional Park)
 - BWSR Clean Water Fund
 - Reduce and retain stormwater runoff on site



- Local
 - Capital Funding
 - Parkland Dedication
 - Tax Increment Financing